

CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for November 24, 2004 PLANNING COMMISSION MEETING

P.A.S.: City/County Final Plat No.04120/04121
Timberline Estates

PROPOSAL: A final plat consisting of 2 lots.

LOCATION: Southwest 56th Street and Pine Knot Drive.

LAND AREA: 6.0 acres.

CONCLUSION: Final plat is in conformance with the subdivision regulations.

RECOMMENDATION:

Conditional Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1 Block, "Timberline Estates First Addition", located in the Southeast 1/4 of Section 13, Township 9 North, Range 5 East of the 6th P. M., Lancaster County, Nebraska.

ANNEXATION: The land area will not be annexed automatically with the approval of the final plat.

EXISTING ZONING: AGR Agricultural Residential in split City and Lancaster County Jurisdiction.

EXISTING LAND USE: Acreage lots.

SURROUNDING LAND USE AND ZONING:

North:	Farmland	AG
South:	Acreage Lots	AGR
East:	Farmland	AG
West:	Acreage Lots	AGR

HISTORY: Timberline Estates First Addition was approved by the County Board July 6, 1999.

Timberline Estates Preliminary Plat was approved by the County Board on June 9, 1998 and by the City Council on June 22, 1998.

UTILITIES: There are no sewer or water public utilities available. This is in the LES service system.

ANALYSIS:

1. This requires both City and County approval. The Planning Director can approve for the City. The County Board must approve for the County.
2. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
3. The minimum lot area in the AGR district is 3 acres. Each lot is actually 3 acres. Therefore the surveyor's certificate must eliminate "or less."
4. This does not have to meet build through standards since it is "grand-fathered."

CONDITIONS:

1. Prior to scheduling this final plat onto the County Board's agenda and signature by the Planning Director for the City:

1.1 The Final Plat Mylar shall have the following changes made to it:

1.1.1 Provide a corrected Mylar signed in black opaque ink and six copies to the Planning Department.

1.1.2 Add the Planning Commission Approval signature block.

1.1.3 The surveyor's certificate must state the property contains 6 acres or more.

2. The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

2.1 To submit to the County Engineer an erosion control plan.

2.2 To protect the remaining trees on the site during construction and development.

2.3 To submit to lotbuyers and home builders a copy of the soil analysis (and water report if available).

2.6 To relinquish the right of direct vehicular access to Southwest 56th Street.

- 2.7 To comply with the provisions of the Land Subdivision Ordinance and Resolution regarding land preparation.

Prepared by:

[Derek Miller, 441-6372, dlmiller@lincoln.ne.gov](mailto:dlmiller@lincoln.ne.gov)

Planner

November 8, 2004

APPLICANT/ Daryl Bryer

CONTACT/ 5630 Pine Knot Drive

OWNER: Denton, Nebraska 68339
(402) 797-8702

F:\FILES\PLANNING\PC\FP\04000\FP04121 Timberline Esates 2nd Addition.dlm.wpd



2002 aerial

Co. Final Plat #04121 Timberline Estates 2nd Add

Zoning:

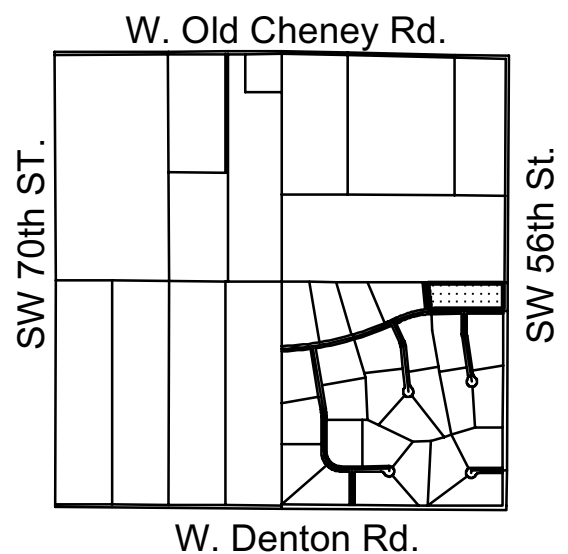
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 13 T9N R5E



Zoning Jurisdiction Lines

City Limit Jurisdiction



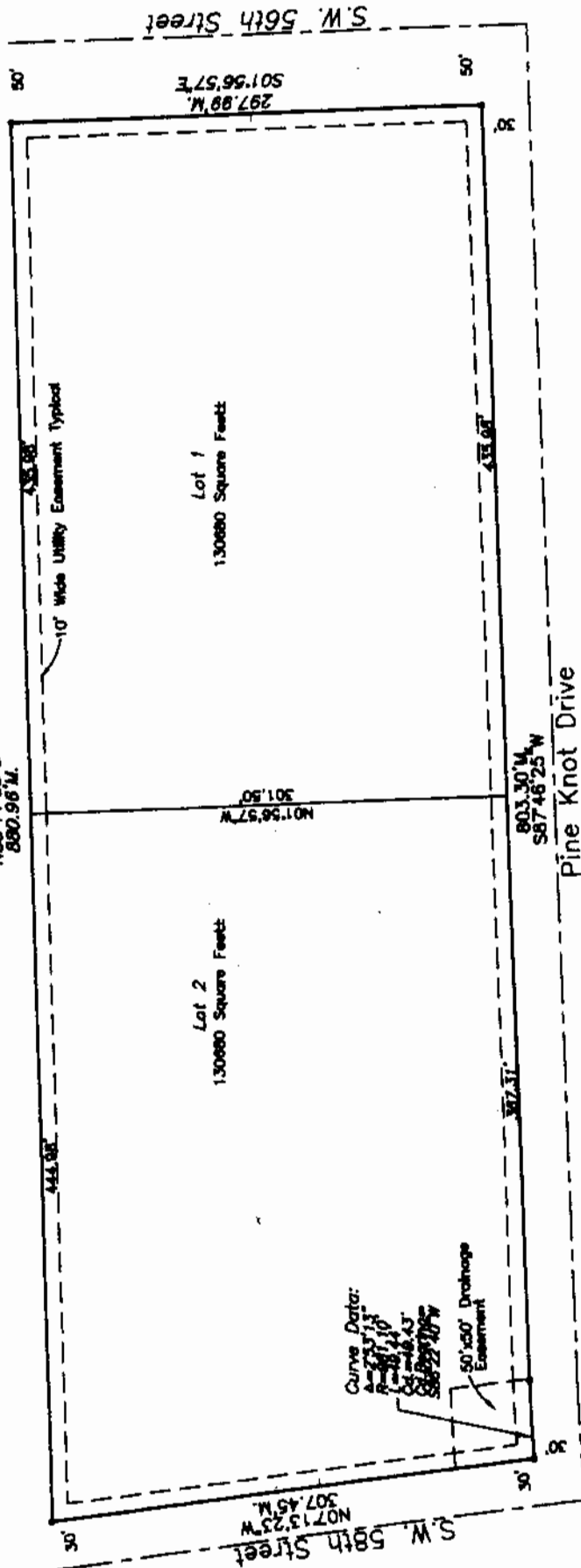
W. Denton Rd.

Lincoln City - Lancaster County Planning Dept.

'TIMBERLINE ESTATES 2ND ADDITION

Lot 5 I.I. (Not a Part)

N88°14'05"E
880.96'M



COUNTY BOARD APPROVAL:

The foregoing plat and dedication was approved and accepted by the Lancaster County Board of Commissioners by Resolution No. _____

Passed on the _____ day of _____

County Clerk

LIEN HOLDER CONSENT AND SUBORDINATION:

The undersigned, holder of that certain lien against the real property described in the plat known as "TIMBERLINE ESTATES 2ND ADDITION" (hereinafter "Plat"), said lien being recorded in the Office of the Register of Deeds of Lancaster County, Nebraska, as Instrument No. 3003-024417 (hereinafter "Lien"), does hereby consent to the dedication of and subordinate the Lien to any utility (sewer, water, electric, cable TV, telephone, natural gas) easements, or streets, or roads, pedestrian way easements, and access easements, and relinquishments of access, dedicated to the public, all as shown on the Plat, but not otherwise. The undersigned confirms that it is the holder of the Lien and has not assigned the Lien to any other person.